

**TOWN OF BUCKEYE, ARIZONA
COMMUNITY PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING MINUTES**

APRIL 12, 2005

7:00 P.M.

1. CALL TO ORDER:

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Board Members Present: Chair John Hawley, Annette Napolitano, Carol Kempiak, Ruben Jimenez, Dave Rioux and Tana Wrublik

Board Members Absent: Jim Zwerg

Council Members Present: Chris Urwiller

Staff Present: Dennis Zwagerman, Ian Dowdy, Woody Scoutten, and Connie Meadows

3. APPROVAL OF MINUTES:

Chair Hawley asked for a motion to approve the Workshop and Regular Meeting minutes of March 22, 2005. Member Rioux made a motion to approve the Workshop and Regular Meeting minutes of March 22, 2005. The motion was seconded by Member Jimenez. The motion passed unanimously.

4. WITHDRAWALS / CONTINUANCES / OLD BUSINESS: None

5. NEW BUSINESS: As Presented

5A. Case No.: RZ04-289: Request by Steve Kellogg of Coe & Van Loo, on behalf of Marven Investments L.L.L.P. and Shea Homes Limited Partnership for the rezoning of approximately 850 acres from the RR, Rural Residential Land Use District to that of the PC, Planned Community Land Use District located generally south of Lower Buckeye Road, west of Watson road, north of the Roosevelt Irrigation Canal, and east and west of Miller Road and also generally as located in the north half of Section 20 and 21; a portion of the southern half of Section 16; and a portion of the northeast one quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. This item was originally heard on March 8, 2005. However, due to a posting error this application was reheard with a public hearing. Mr. Dowdy said this rezoning will allow the developer to create a community master plan for the development. Mr. Zwagerman explained that this is a four step process. The first step is a general plan amendment as a planned community. The second step is a community master plan which spells out the land use. The third step is to bring in a subdivision plat for specific parts of that development on the approved community master plan. The final step is a final plat. Steve Kellogg of Coe and Van Loo presented the rezoning request to the Board. Member Rioux asked the time frame for a decision of the land use planned for this site. Mr. Kellogg stated that that information will be available by late summer or fall of this year. Mr. Kellogg stated he will hold another neighborhood meeting and proposes to develop a 55 acre high school site within this development.

Chair Hawley opened the public hearing. **Mr. Ronald Stinson**, 23436 W. Magnolia Street, Buckeye, Arizona, stated his concern regarding the right by citizens to oppose the proposed master plan and asked who determines the final decision. Chair Hawley advised Mr. Stinson that this is only a rezoning hearing and no discussion regarding land use can be discussed at this time. The rezone is mandated by a state statute as long as it conforms to the Town of Buckeye General Plan which in this case it does. Chair Hawley stated that the Board can only make a recommendation but the final decision rest with the Town Council. Mr. Stinson also stated that previously the notices for the public forum were not sent to the proper addresses and he along with many of his neighbors were not properly notified. Mr. Kellogg stated that future notices will go to the proper addresses and agreed to verify addresses of those present who wished to be notified. Mr. Stinson asked to also be notified for future General Plan

amendments. Member Rioux suggested that the Development Board and Town Council members be invited to attend the public forums. There being no further comments from the public, Chair Hawley closed the public hearing. Member Kempiake made a motion to recommend approval of RZ04-289. The motion was seconded by Member Jimenez. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

7. REPORT FROM STAFF:

Staff reported that the next Development Board meeting will be held on April 26, 2005. Mr. Zwagerman stated that under the Town's supervision, developers are responsible for postings. Mr. Zwagerman spoke about the new plot plan review fees, the proposed ordinance amendments and development standards the Town is currently working on.

8. REPORT FROM THE DEVELOPMENT BOARD:

Chair Hawley stated that due to a scheduling conflict, he will not be able to attend the upcoming retreat with the Town Council and the Development Board. Member Rioux stated that the Food Bank raised over \$12,000.00 for domestic violence. Member Rioux asked the Town to look into the signage problem on Watson and MC85. Mr. Dowdy stated the sign in question is on a county island.

9. ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Jimenez seconded the motion. The Meeting adjourned at 7:35 p.m.